

N41153

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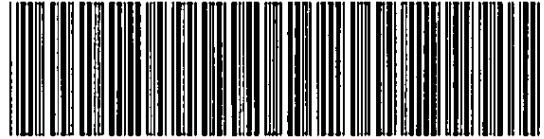
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SEC. OF STATE  
TALLAHASSEE, FL

5/9/2022

**COVER LETTER**

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: Villa Sereno Association, Inc.

DOCUMENT NUMBER: N41153

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Erin Glover-Frey, Esq.

(Name of Contact Person)

Kistemaker Business Law Group

(Firm/ Company)

120 East Granada Blvd.

(Address)

Ormond Beach, FL 32176

(City/ State and Zip Code)

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Erin Glover-Frey

(Name of Contact Person)

at (386) 310-7997 X 701

(Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certificate of Status | <input checked="" type="checkbox"/> \$43.75 Filing Fee &<br>Certified Copy<br>(Additional copy is<br>enclosed) | <input type="checkbox"/> \$52.50 Filing Fee<br>Certificate of Status<br>Certified Copy<br>(Additional Copy is<br>Enclosed) |
|--|--|--|--|

**Mailing Address**

Amendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address**

Amendment Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

Instrument Prepared by:  
Erin Glover-Frey, Esq.  
Kistemaker Business Law Group  
120 East Granada Blvd.  
Ormond Beach, FL 32176

FILED

2022 APR 11 PM 4:31

**ARTICLES OF AMENDMENT  
ARTICLES OF INCORPORATION  
OF VILLA SERENO ASSOCIATION, INC.**

SECRETARY OF STATE  
TALLAHASSEE, FL

The undersigned directors of VILLA SERENO ASSOCIATION, INC., the corporation not-for-profit in charge of VILLA SERENO CONDOMINIUM, according to the Declaration of Condominium, Villa Sereno, as recorded in Official Records Book 1592, Page 1, of the Public Records of Volusia County, Florida (the "Declaration"), and as has been amended from time to time, hereby certify that the following amendments to the AMENDED ARTICLES OF INCORPORATION OF VILLAS SERENO ASSOCIATION, INC. (the "ARTICLES"), as recorded in Official Records Book 1592, Page 42, and has been amended from time to time, were approved by a vote of seventy-five percent (75%) of the entire membership of the board of directors and seventy-five percent (75%) of the membership of the Association at a duly-noticed special meeting of the membership on March 10, 2022. The undersigned further certify that the amendments to the ARTICLES were proposed and approved pursuant to the ARTICLES, Article 9, and applicable law.

(Additions indicated by underlining, deletions by ~~strike through~~, omitted, unaffected language by . . . or \* \* \*)

**ARTICLE 9  
AMENDMENTS**

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

9.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

9.2 A resolution for the adoption of a proposed amendment may be proposed wither by the board of directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than 51% of the votes of the entire membership.

~~a. such approvals must be by not less than 75% of the entire membership of the board of directors and by not less than 75% of the votes of the entire membership of the Association; of~~

~~b. By not less than 80% of the votes of the entire membership of the~~

IN WITNESS WHEREOF, VILLA SERENO ASSOCIATION, INC. on the respective date set forth below.

VILLA SERENO ASSOCIATION, INC., a  
Florida corporation not for profit

WITNESSES:

Melissa Keating Melrose  
Print Name:

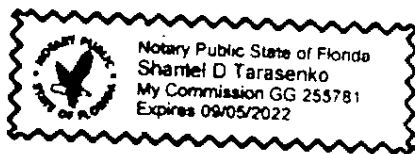
By: Dean Z Martin  
Name: Dean Martin  
Title: President

Print Name:

STATE OF FLORIDA     )  
                                      ) SS  
COUNTY OF VOLUSIA    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Dean Martin, the President of VILLA SERENO ASSOCIATION, INC., a Florida corporation not for profit, freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. Dean Martin is personally known to me or has produced drivers license as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of march, 2022.



Shantel Tarasenko  
Notary Public, State of Florida at Large

My Commission Expires: 9/5/2022 Typed, Printed or Stamped Name of Notary Public